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Planning  
Manchester City Council  
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Wednesday 11<sup>th</sup> January 2023

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/18  
Planning Portal Ref: PP-11835729

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street  
Re-submission of previously approved Planning Condition 05 (CDN/21/0876)**

Please find enclosed an application for discharge of conditions 05 in relation to Planning Permission Ref: 125573/FO/2019 (approved March 2021). The Applicant is Downing Living (Manchester) Limited Partnership Incorporated.

The Planning Permission relates to the *“Construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Cafe/Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works on Plot 11 First Street Comprising Land Bound By Hulme Street to the North, Wilmott Street to the East, The Unite Parkway Gate development and Mancunian Way to the South, and Medlock Street to the West, Manchester.”*

**Condition 05 – Timetable for the Implementation of Each Phase**

Condition 05 is worded as follows:

*“Conditions 6 to 35 inclusive of this planning permission shall apply separately to the different phasing zones of the site as defined on the Phasing Site Wide Phasing Plan (Simpson Haugh): 10266-Z0-A-G100-PL-XX-99001 and Interim Landscaping Statement dated 01-06 20 by Deloitte Real Estate as relevant to that phase.*

*Prior to commencement of development a timetable for the implementation of each phase and the interim landscape treatments shall be submitted and approved in writing by the City Council as Local Planning Authority.*

*For the avoidance of doubt, the development can be delivered in any combination or sequence of Phases A, B and C as identified in this plan and the demolition of any on site structures and removal of hardstanding, on site vegetation, service diversions and removal of below ground obstructions is permitted prior to any pre-commencement*

Continued:

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*conditions being formally discharged but will not constitute commencement of development."*

Following on from the approval of application 135358/NMC/2022 which amended the landscape design following design development, we are re-submitting Condition 05 with the phasing diagram updated to reflect the revised landscape design. We have also adjusted the phasing boundaries to

#### **Application Documentation**

The following documents are submitted through the planning portal (ref: PP-11835729) as part of the application:

- Timetable for the implementation of the three phases of the scheme
- Phasing Diagram (Revised following previous submission)

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of this condition 05.

We trust this meets with your approval, if you have any questions or queries in relation to the above please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'G. Robinson'.

Glenn Robinson  
For SimpsonHaugh

End

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